033.0	0004	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	654,500 / 654,500
					USE VALUE:	654,500 / 654,500
					ASSESSED:	654,500 / 654,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		MARRIGAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARTSHORNE CHARLES K
Owner 2:	ELLIS LAURIE S
Owner 3:	
Street 1:	11 MARRIGAN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Wood Shingle Exterior and 1448 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	299,300		355,200	654,500
Total Card	0.103	299,300		355,200	654,500
Total Parcel	0.103	299,300		355,200	654,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.00 | /Parcel: 452.0

Legal Description

User Acct 23110

GIS Ref

GIS Ref

Insp Date 06/13/19

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 033.0-0004-0012.0

!2750!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	299,400	0	4,500.	355,200	654,600	654,600	Year End Roll	12/18/2019
2019	101	FV	247,600	0	4,500.	321,900	569,500	569,500	Year End Roll	1/3/2019
2018	101	FV	247,600	0	4,500.	305,300	552,900	552,900	Year End Roll	12/20/2017
2017	101	FV	247,600	0	4,500.	266,400	514,000	514,000	Year End Roll	1/3/2017
2016	101	FV	247,600	0	4,500.	227,600	475,200	475,200	Year End	1/4/2016
2015	101	FV	232,900	0	4,500.	210,900	443,800	443,800	Year End Roll	12/11/2014
2014	101	FV	232,900	0	4,500.	174,800	407,700	407,700	Year End Roll	12/16/2013
2013	101	FV	232,900	0	4,500.	166,500	399,400	399,400		12/13/2012

PRINT

Date	Time
12/10/20	18:06:24

LAST REV

Date	Time
06/13/19	18:33:08
danam	

PAT ACCT. 2750

USER DEFINED

Prior Id # 1:	23110
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GERA BRIAN/ETAL	27799-290		10/24/1997		189,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/6/2011	21	Redo Bat	4,850					
10/11/2006	863	Manual	8,000	C				screen porch on ex
5/7/2004	627	Manual	5,600			G6	GR FY06	install PHOTO VOLT
6/3/2001	456	Dormers	23,000	C				34 FT SHED DORMER+
4/28/1996	106		2,000					REM/PORCH ADD WDK

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2019	Meas/Inspect	DGM	D Mann
12/13/2018	MEAS&NOTICE	CC	Chris C
1/21/2009	Meas/Inspect	189	PATRIOT
4/1/2005	Permit Visit	BR	B Rossignol
5/1/2002	Permit Visit	PM	Peter M
4/1/2000	Inspected	264	PATRIOT
2/22/2000	Measured	264	PATRIOT
8/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	64.	1.23	3									355,199						355,200	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 355,199 | Spl Credit | Total: 355,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	140.318
Other Features:	90750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	335589
Depreciation:	36244
Depreciated Total:	299346

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 4				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

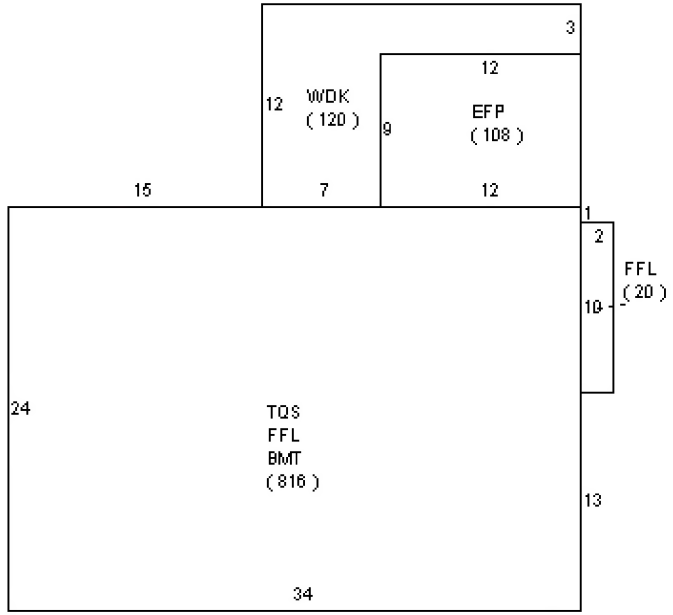
No Unit	RMS	BRS	FL
1	6	4	M
Totals			
1	6	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	140.32
Special Features:	0	Val/Su Net:	120.10
Final Total:	299300	Val/Su SzAd	206.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	836	140.320	117,306
BMT	Basement	816	42.100	34,350
TQS	3/4 Story	612	140.320	85,875
WDK	Deck	120	14.190	1,703
EFP	Enclos Porch	108	51.900	5,606
	Net Sketched Area:	2,492	Total:	244,840
Size Ad	1448	Gross Are	2696	FinArea 1448

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 033.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	